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NAVAL AIR STATION FORT WORTH JRB CARSWELL FIELD TEXAS

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Naval Air Station Fort Worth Joint Reserve Base, Carswell Field Air Force Base Conversion Agency Restoration Advisory Board Meeting

MINUTES OF 7 SEPTEMBER 1995

MONTHLY MEETING

A meeting of the Restoration Advisory Board (RAB) for Naval Air Station Fort Worth, Joint Reserve Base, Carswell Field was held on Thursday, 7 September 1995, at the White Settlement Senior Citizens' Center. The meeting was called to order by Mr Olen Long, Site Manager/Base Environmental Coordinator at 7:15 p.m.

IN ATTENDANCE

Mr Olen Long, AFBCA/OL-H Mr Alan Flolo, AFBCA/OL-H

Mr Randv Tarbell, HQ AFCEE

Mr Gary Baumgarten, EPA Mr Brian Boerner, Ft Worth, Envir, Mgmt, Mr Tim Sewell, TNRCC Region IV

Ms Shamaine Chambers King, Informatics Corp. Ms Beth Thompson, Informatics Corp.

Mr Tom Davis, Community Co-chair

Ms J'Nell L Pate, Azle Mr D.W. Owen, River Oaks Mr Greg Hendrickson, River Oaks Mr Ed Von Kahn, Westworth Village Mr Joe Lavy, White Settlement Ms Jeanne Griffin, Westworth Village

Welcome and Introductions

Mr Olen Long welcomed everyone to the Carswell Restoration Advisory Board (RAB) meeting and expressed his appreciation for everyone's attendance. He stated that his official title is the Installation Management Officer but that he is called the Site Manager. He stated that the purpose of the meeting was to provide education about installation activities and to keep all interested parties informed. He added that the RAB is important so that the Federal Government will be addressing community concerns and priorities.

Mr Long introduced Mr Tom Davis as the second community co-chair. Mr Davis stated that a meeting did not occur in August for various reasons.

Introduction of City Council Appointees

Mr Davis explained the position of City Council Appointee to the RAB. He said that he has contacted elected officials of all the cities that might be stakeholders at Carswell. He composed a letter to every councilperson and mayor in the area and asked them if they would take the time to select someone to serve on the RAB. Over seventy letters were sent. There have been twelve responses so far. Some of those contacted did not understand the intent of the letter. So those questions were addressed. Out of that, four confirmations came through of people who wanted to serve on the RAB:

- 1. Mr Greg Hendrickson of River Oaks (in attendance);
- 2. Ms Sutton, the wife of Rev Sutton, the assistant to councilman Eugene McCray, City of Fort Worth;
- 3. Colonel Bill Moore, a retired base commander at Carswell for many years;

Mr Davis stated that there were others who had agreed to serve, but that were not able to attend. He added that he will compose a follow-up letter to all the council members who did not respond. He added that he has also composed a letter to try to bolster the positions of those who have agreed to serve on this board.

Mr Davis also presented an idea that he had to allow the community to have access to more information about the Carswell Installation Restoration Program. He said that he would like to establish a web-page on the Internet. He

said that the RAB could use his Internet server site and that the RAB could be on there without charge. He added that it is a good communication tool and is one way to disseminate information. He said that he will continue to try to generate interest in the RAB.

General Introductions.

Ms Chambers King asked everyone to introduce themselves and explain why they are at the RAB meeting. Those present introduced themselves and shared their interest in the RAB or their professional function on the RAB.

Restoration Advisory Board Presentation - Shamaine Chambers King

What is a RAB?

- A diverse group of people who represent their community
- Guarantees communication between the community and government agencies
- Allows community members to participate in document review
- Gives the community members a voice in the decision making process

RAB Member Responsibilities

- Attend RAB meetings.
- Provide advice and comment on restoration issues to the decision makers
- Represent community interests and concerns
- Share information regarding the installation's restoration and reuse program with the community (especially organizations to which you belong)
- Review and comment on restoration and closure documents

Restoration ADVISORY Board

- The Air Force considers the advice of the Board very seriously
- The RAB allows the Air Force to understand and consider the community's concerns early in the restoration process
- Community input results in decisions that have integrity
- Community input reduces mistrust of the Air Force's cleanup activities

The Board Advises the Air Force

- by suggesting budget priorities
- by identifying project requirements
- by commenting on documents and plans
- by choosing suggested remedial actions

RAB Organization

Benefits of a RAB

- Increased community awareness
- Accelerated base cleanup and transition
- Decreased cost of cleanup
- Greater knowledge base for decision making

Additionally Ms Chambers King explained that the Air Force has a continuing program of cleaning up bases. The closing bases are being cleaned at an accelerated rate.

She explained that RAB members serve in an advisory capacity. Their advice is very important, but that there are other factors in the decision making process such as budget restraints and state and national regulations.

She explained that Tom Davis is the community co-chair and Olen Long is the co-chair from the Air Force. They work together to lead the RAB. She explained that RABs are not ruled by consensus, but that each member has an equal voice. She explained that the regulators from the Environmental Protection Agency (EPA) and the Texas Natural Resources Conservation Commission (TNRCC) give advice to make sure what we are doing meets with their regulations. Ms Chambers King asked if there were any questions. There were not.

History, Closure and Transition at Carswell - Olen Long

Mr Long stated that he wanted to give a summary of what has happened at the base over the last several years. He explained that the agency responsible for environmental issues is called the Air Force Base Conversion Agency (AFBCA), previously called the Air Force Base Disposal Agency. He said that Carswell has always been Operating Location H (OL-H). Carswell Air Force Base is approximately 3267 acres, which includes the main base and the remote weapons storage area. He explained that there are two environmental programs: Installation Restoration Program (IRP) and Environmental Compliance-Closure Related (EC-CR).

He explained BRAC, Compliance, and DERA funding. He explained that he requested funding based on EPA and Air Force rules and regulations.

He explained that the base has been divided into eight operating units (OUs). This was originally done to match the Carswell redevelopment plan. These units are grouped according to function: the industrial area, flightline area, housing area, office area, golf course area. Each unit was to be transferred individually. It was decided to design environmental cleanup programs to match what the community wanted. He explained that these divisions worked for environmental cleanup because contamination is similar in each of the OUs due to their similar usage.

Mr Long explained that the base had been active for about forty years. He said that the base closed on September 30, 1993. Command was turned over the Air For Base Conversion Agency. During this time, the Navy became interested in Carswell Air Force Base (AFB). They requested to close Navy Dallas and realign to Carswell. On October 1, 1994, Carswell AFB reopened as Naval Air Station Fort Worth, Joint Reserve Base, Carswell Field.

Mr Long stated that Carswell is not a National Priority List (NPL) site, which means that they are not eligible for Superfund money. He explained that the Air Force Center For Environmental Excellence in San Antonio and the Corp of Engineers act as service centers for the AFBCA. They provide engineering support, contracting support and engineering evaluation. He explained that contractors are hired to evaluate and perform cleanup activities. He stated that the Environmental Program was transitioned to the Air Force Base Conversion agency on 18 May 1993.

Mr Long said that the IRP addresses sites prior to 1984. There are nineteen sites in that program. Mr Long explained that the EC-CR addresses sites that became contaminated after 1984. There are 82 sites managed in this program (underground tanks. oil/water separators, etc.). Mr Long stated that there is approximately \$180 million of cleanup, worst case scenario, but that he does not believe it will require that much.

Mr Long indicated that the oversight of the program is delegated to TNRCC.

Mr Long explained that in the environmental programs of IRP, sites are identified, threats to the environment are investigated, soil samples are taken, sites are cleaned, and the paperwork is done to ask the State to close out the site. Mr Long explained that the program goes through the year 2013.

Questions and Answers

(Ms J'Nell Pate) If it is going to be a Navy Reserve Base, won't they be flying planes in and out and sort of mess it up again like the Air Force did when they were doing it?

(Mr Olen Long) Yes they could. No they won't. The Navy could, but it would be by accident, not on purpose. A lot of things we did in the past were considered good practice when it happened but is not considered good practice today. We know better. We used to pour the oil out along the fences to kill the grass. It's not a good practice anymore.

The Navy is in charge of compliance, that is operational compliance. We turn that program over to them officially October 1 of this year. I wrote a letter last week giving them the authority to take over operational compliance effective immediately. They requested that so they could get their crews going. They will keep the people from spilling things. They will put pharmacies together to bring all the chemicals in one room for dispensing by use, rather than everyone purchasing an entire can of a chemical and only using a portion, leaving the remainder to be thrown away. This way, the entire can will most likely be used with only one can to be disposed of.

(Mr Tom Davis) Isn't the operational goal totally different also as far as the use of the base?

(Mr Olen Long) It's both air traffic. That means that the fuel, oil and hydraulic fluids consumption of the air traffic now is less than the fuel, oil and hydraulics consumption of the air traffic when the base was fully operational. The base will not be housing more people than it ever housed at its maximum. We are never going to exceed that. We are now controlling the use of chemicals. We used to have tons of chemicals to dispose of.

(Mr Tom Davis) As we address each problem, will we be able to know what caused the problem and then can we scrutinize to be sure that the Navy is not going to produce that same problem?

(Mr Olen Long) In some cases, yes. In some cases, no. In some cases, we are very positive as to what process caused the problem. Therefore, we will be able to determine that process will not be involved. One of the other cases, our second plume, TCE [Trichloroethene] plume, right now, one side of the Air Force thinks it is connected to the other plumes and the other side of the Air Force doesn't. We have no reason to figure out why this plume here (Long points to drawing) could have been generated. We have a theory. Theories are strictly our imaginations at work. The theory is that they were washing down aircraft in that area. We have no records. It is as good a theory as any as to why the second plume exists and has hot spots.

(Mr Tom Davis) Twenty to thirty years from now, will we have the same situation within the Navy as far as records are concerned as to what is being done?

(Mr Olen Long) No. The environmental program now is set up considerably different from years ago. In fact, no one was worried about the environment years ago. Today, you report the use of the chemical, how many come on base, when they are used, when they leave, how much is left in the cans or disposed of. We track our used chemicals. We must be able to explain. I believe the record keeping is there. The program is there. It is a learning process for everyone. The regulators are out there to make sure we learn fast enough. We are all old dogs and it takes a while to learn new tricks.

Mr Long explained the map of the base including areas to be maintained by the Navy, areas to be redeveloped (housing, golf course, etc.), and the area transferred to the Federal Bureau of Prisons (FBOP). He said that the FBOP has upgraded the facilities and will begin new construction with about \$40 million. He explained that the prison is a minimum security prison with the exception of the hospital, which is maximum security.

Mr Long explained that the Navy is now requesting the golf course and the housing, etc. He explained that the Navy had the opportunity to ask for that before the closure laws and were requested to ask for it at that time. The Navy said they didn't need it, want it or have justification for it. It will probably be strictly up to Westworth Village and White Settlement as to where that stays. The property is in both those cities' jurisdictions. If they want to give it to the Navy, it will take both their approvals for the Air Force to do it.

(Ms Jeanne Griffin) I have heard a rumor that there is a drug rehab or half-way house on the northwest side of the base.

(Mr Olen Long) (Mr Long points to the northwest area of the base on the map of 22 housing units.) That property has been transferred to Ability Resources Incorporated (ARI) and has nothing to do with drugs.

Mr Long provided some background information on the chairman of the board.

They are bringing people into these homes that will be able to subsist on their own. As of right now, they are spread all over Fort Worth in different homes and places. The nurses can only take care of so many when they have to travel from place to place. You have so much time on the road. A nurse may be able to see 2 patients per day or maybe three. Now the same nurse will be able to come there where there are 88 patients living. The same nurse can see 12 to 15. Their costs of taking care of the patients will go down considerably.

That is what they are going to be doing there. They are spending \$1,000,000 rehabbing.

(Ms Jeanne Griffin) Where exactly is it located?

(Mr Von Kahn) It is the corner of the old base housing. It butts up to White Settlement Road and it goes down to the other end to Coleman, which is the road straight across from the drive in to the country club. Let me

say in response to the comment Ms Griffin made, the Council of Westworth Village, which I am not on but attend most of the time, they have researched ARI and are very pleased with what ARI is doing.

(Ms Jeanne Griffin) It sounds wise.

(Mr Von Kahn) So, they have found no problem with what ARI is going to do with those houses.

(Mr Olen Long) The Executive Director's name is Jessie Sewell. Jessie was an engineer at General Dynamics until he had a motorcycle wreck. He was paralyzed from the neck down. His mother basically brought him back. She began looking for help in the community. There was none there. She started the agency that started this so she could help other people.

(Mr Tom Davis) It sounds like there may be some community mis-information out there.

(Ms Jeanne Griffin) Yes. This has come to me from a couple of different sources.

Installation Restoration Program (IRP)

Mr Long introduced Alan Flolo who is an environmental engineering technician.

Mr Flolo stated that he would talk about one of two environmental programs, the IRP, which constitutes 19 sites. He said that these sites were contaminated up to 1984. Mr Flolo stated that he would brief the EC-CR sites at a later meeting. He said that the EC-CR sites are 82 sites that have been contaminated from 1984 to the present.

Mr Flolo explained that some of the original 19 IRP sites have been cleaned and are considered closed or No Further Action (NFA) necessary. He said that he would give a presentation on those at another time. He stated that he was going to talk about current projects at IRP sites. He asked everyone to look at the map that they were given.

Landfill 4

- Active from 1956 to 1973 as the main base landfill
- Refuse of all types including waste solvents, paints, and batteries
- Scheduled to undergo a RCRA [Resource Conservation and Recovery Act] Facility Investigation

Mr Flolo explained that this landfill was primarily for residential refuse. He also explained that RCRA basically governs the cleanup on the base and that they are going to investigate whether or not there is need for any more action under RCRA. Mr Flolo showed a picture of this area. He stated that the landfill covers all the area inside the fence. He said that the building is abandoned and that the large radar that was there has been removed and shipped to another base.

Landfill 5

- Utilized from 1963 through the 1970s
- Disposal of flightline wastes
- Scheduled to undergo a RCRA Facility Investigation

Mr Flolo stated that Landfill 5 is next to Landfill 4. He said that the facility in the background is called the hush house, where F-16 engines were tested.

Landfill 6

- Utilized from 1975 to 1978
- Construction rubble and hydraulic fluid was reportedly disposed of at this site
- Scheduled to undergo a RCRA Facility Investigation

Waste Burial Area

- Utilized during the 1960s
- Drums of hazardous wastes (mainly solvents) removed in 1991
- Scheduled to undergo a risk assessment

Fire Training Area 2

- Fire training exercises were conducted almost monthly from 1963 to 1989
- Exercises used waste oils and fuels, as well as small quantities of waste solvents
- A risk assessment is scheduled.

Mr Flolo explained that three feet of soil was excavated, bioremediated, and returned to the original area.

Unnamed Stream

- Groundwater running through an oil/water separator
- Discharge has occurred from 1965 to present
- Remedial Investigation/Feasibility Study ongoing

Mr Flolo explained that the Unnamed Stream flows into the Trinity River. He explained that the smell of old fuel has been noticed in the area. He also pointed out that the orange color in the water is due to iron.

POL [Petroleum, Oil and Lubricant] Tank Farm

- Hydrocarbons discovered on site and downgradient
- Associated with former aboveground storage tanks and piping
- Remedial Action underway (bioventing)

Mr Flolo explained that Bioventing involves taking oxygen from the air and injecting it into the soil. This process allows the naturally occurring bacteria to continue breaking down the hydrocarbons.

Weapons Storage Area

- Off-base
- Low-Level radioactive material buried in pipes in the ground
- Interim Removal Action pending

Mr Flolo explained that there are three concrete pipes buried in the ground containing low-level radioactive material. He added that this radioactive material was on aircraft dials and is what made them glow. He said that a disposal location has been found, but that they are waiting for some training.

(Mr Tim Sewell) What is the volume?

(Mr Olen Long) I think they are about 18 inches in diameter and I believe they are a joint of pipe which is 20 feet long. They are a concrete cased steel pipe. We may have made a mistake. [The Air Force disposed of the material by one of the approved methods at that time. There were other approved methods that would have reduced hazardous waste.] We maybe should have gotten rid of them years ago as the watches went away. Instead, we consolidated them into one big pile.

Base Exchange Service Station

- Service from early 1970s
- Storage ranks removed in Spring 1993
- Remedial Investigation/Feasibility Study is underway

Mr Flolo explained that the Base Exchange Service Station was the gas station for the base. He said that an investigation was done and that high levels of hydrocarbons were found in the soil. He stated that it was probably from the underground storage tanks which were removed in 1993. He said that monitoring wells are checking for pollutants to make sure that nothing goes into the river.

Airfield Groundwater Contamination (Flightline Apron)

- Petroleum contamination groundwater plume under apron
- Believed to be from the underground hydrant fueling system
- A remedial investigation is underway

Mr Flolo explained that the hydrant fueling system was a set of parking stalls established for refueling.

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No Further Action Sites

- Landfill I
- Landfill 2
- Landfill 3
- Fire Training Area 1
- Pesticide Rinse Area
- Entomology dry well
- Weapons Storage Area disposal
- Waste Oil Dump

Mr Flolo stated that there are a total of nineteen sites in the program and that eight sites have been closed out.

(Mr Tim Sewell) When you say "closed out" what do you mean?

(Mr Alan Flolo) There is no further action required from the State.

(Ms Chambers King) They are still monitored?

(Mr Alan Flolo) There is no remedial action necessary for that particular area. They have all been blessed. Although we have no need to do cleanup, they are clean enough. We still have monitoring wells in the area just in case something does come out.

(Mr Tom Davis) Would there ever be a threat of the Feds coming in and saying it isn't good enough? Or any other agency?

(Mr Alan Flolo) Like EPA? Tim, what would you say about that? Would they come down on you?

(Mr Tim Sewell) It is my understanding that we have the lead on this project.

(Mr Gary Baumgarten) The state program mirrors the federal program. They have been delegated the authorization to carry out RCRA at the state level. So they are basically fulfilling federal obligations.

(Mr Tim Sewell) Like most programs, I suppose, if the State chose, we could have the option to be more stringent. Right now, we are operating under what we call our risk reduction rules which will allow closure of certain pieces of property under a given set of conditions for a given amount of time. We have a minimal threat to the human element and to the environment. But, it may not be "clean" to background. There are procedures in those particular rules that let us know whether or not there are going to be any rats present based on the information we have. There is a way of closing a site without going completely to background. That does not, based on the information we have available, pose a threat to people or the environment. The system was set up that way to be conservative.

(Mr Gary Baumgarten) In fact as mentioned earlier, this site is not going to be a worst-case scenario. I will not have an interim program coming in to re-check what is going on. As TNRCC goes through and reviews the documents. I will also be reviewing them. It is being blessed from both ends as we go along.

(Mr Tim Sewell) It is not like we don't talk back and forth and discuss what we find. If we have any difference of opinion, we try to resolve it and weigh the options to everyone's satisfaction so we can have a situation where once we determine we have gone as far as necessary under those rules, we have what we call standards of closure. If it is not properly cleaned up and it shows there is some residual contamination, there may be some restrictions on how that property can be used, depending on what's there. We are not going to put anyone at risk.

(Mr Tom Davis) My concern is more that when the State comes in and says everything is fine, you go through and get all the way down to 19 out of 19 closures... someone else could come in and say that 4 of those need to be re-done.

(Mr Tim Sewell) Who might be "somebody else"?

(Mr Tom Davis) That's what I want to know.

(Mr Tim Sewell) I can't look into the future and tell you what future regulations may hold. I can only go with what I have now. Based on that, the information is operating in a manner that will progress to a closure that

everybody is looking for as a goal. I don't think anyone could, nor could I, guarantee you that when you leave this place tonight, you won't get hit by a car. I can't guarantee you there's not somebody sitting out there right now. But, I can say the probability, if you watch where you are going, you're not going to get hit by somebody. That's the same rationale we are applying here.

(Mr Tom Davis) So basically, what you are saying, is there are no other state commissions.

(Mr Tim Sewell) At this present time, we are basically the state environmental agency. We have jurisdiction. To the best of my knowledge, no one else in the state has any significant jurisdiction over these issues. We will be working with the EPA on this matter and until our agency changes in some way, disbands, breaks up, or our jurisdiction changes by some act of state legislature, we will continue to operate in this capacity. I can't give you a 100% warm fuzzy on this. We would not be proceeding in the manner we are if we felt that we were going to be separating on these issues.

(Mr Randy Tarbell) The beauty of this, as confusing as it may seem, is that there are basically two agencies we have to deal with, the EPA and TNRCC. There are no other secret agencies. The rules from these two agencies are very strictly defined.

(Mr Olen Long) We keep both informed. We ship documents to the State, the EPA and almost anyone else who asks for them, about 45 copies. We ask for comments. We're not trying to hide anything. We don't want it to be unsafe.

(Mr Tim Sewell) I am field representative, I am not the coordinator. I am responsible for several sites as the on-site person. I see most of the documents that come in regarding these facilities while I don't necessarily have the ability to sit down and go through in as much detail as Geoff might, I still make contributions to that review effort. As with Gary, often times we have a lot of people in our agencies, given such circumstances we might get additional advice on. We will draw in that expertise. It is my understanding that the Air Force also does so through their contractors. They have a lot of people looking at their documents. Because of that, we have a much greater chance of producing not only the documents we want but the results we want from the project. It is not just a single agency, as Brian said, looking at these documents. The best way to say it is, it is kind of an interdisciplinary situation.

Mr Long said that he wanted to give the RAB an overview of the budget process at the next meeting. He said that he wants the RAB to understand the system so that the RAB can help to prioritize.

(Mr Von Kahn) Olen, give me an estimate of how much has been spent on restoration and what is a projected cost to complete.

(Mr Olen Long) From the beginning of the environmental program with DERA funding in 1988, we have probably spent about \$10 million. We are getting at this point about \$5 million a year through BRAC funding. That is what I expect to get in 1996. It has already been through peer reviews. I have already met with them [HQ AFBCA] on it. If the project is lost, it will be because when they start dividing up the pie, I can't get that big a chunk. So far. every project I have requested in 1996 has been approved. The total Air Force projects estimate through the year 2013, for all costs in the absolutely worst-case scenario, is about \$184 million. I don't expect it to cost that much. My honest opinion is we can do it for \$55 to \$60 million. That is if things go well. If you are the buyer, like the Navy in this case, if they took over the program, they don't want to be stuck with a \$180 million program and the Air Force provides only \$20-\$30 million to do it. Then they have to come up with the rest. The Air Force is the seller. We want to sell it right up front.

Ms Chambers King asked for any further questions from the floor. There were none.

October RAB Meeting.

Ms Chambers King stated that the RAB has decided to meet on a monthly basis at this location at 7:00 on the first Thursday evening of each month. She stated that the Senior Citizens' Center was not available for the October meeting. It was decided to meet at another location.

(Ms J'Nell Pate) Why don't we meet every other month?

(Ms Chambers King) We decided to meet every month except for months like July, December and possibly January when things are very crazy. It is certainly up to you all. Tom, what is your opinion?

(Mr Tom Davis) We are still adding people to the board. I'd like to keep it every month with the exception of the busy months. As far as October goes, I would prefer to keep it on the same day. It doesn't have to be at this location.

(Ms Chambers King) Is there anything you would specifically like to discuss or have a presentation on at the next RAB meeting?

(Mr Tom Davis) Olen, will you have a decision or something or give some advice on. I think we would like to dig in and start getting after it.

(Mr Olen Long) What I would like to do is to explain my processes. How I go about it. If we meet on a monthly basis, next month I would be showing you the budgeting process, my program and how I have it set up. I believe we could pass out the program at that point to the RAB members. We would be able to say here is what we have. Here is what you can looking at. You can call and ask us questions. You can prioritize the way you think they should be done. We can start.

Right now we think we have everything identified on the base that we have found. We don't believe there is anything new to find. Now we have to decide when to do it: driving from the Navy reuse, from TNRCC reuse for drinking water, whatever we need to take on first. The other variables will go from this next year to next year. The community needs to decide what is important to them. I don't live here. What is important to me may not be important to you.

(Mr D.W. Owen) You mentioned you have basically located all the sites that need to be investigated. Have you investigated the wooded area to the left going out from the main gate, southeast of the old cemetery, the wooded area in the triangle by Ridgmar Mall.

(Mr Olen Long) That wooded area does not belong to the Air Force. It is owned by the Leonards.

(Mr D.W. Owen) That piece of property does have barrels buried on it. I don't know who buried them.

(Mr Olen Long) That has never been owned by the Air Force. Document wise, I have already checked that out.

Adjournment

The meeting was adjourned at 8:40 p.m. Ms Chambers King thanked everyone for coming and stated that the location of the next meeting would be announced.

OLEN LONG. GM-13

Co-Chairperson

TOM DAVIS
Co-Chairperson

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